

Brooksville Planning Board Meeting Minutes

October 4, 2022

Call to Order

Members Present: Condon, Gray, Wessel, alt. Redman, C.E.O. Devlin

Business:

1.) Phyllis and Les Christos, 10 Island View Lane, 362 Weir Cove Road, Harborside, Maine 04642.
Tax Map 001, Lot #050.

Land Use Application for Accessory Building, 16'x12' shed near where previously approved garage was going to be built, single story, cement pad.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

Also, Road Entrance Permit. Proposed new driveway cut entrance. Part 1 of 2 permit Amended, July 6, 2022.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

2.) Emerson Family LLC, P.O. Box 273, Brooksville, Maine, Cape Rosier, Tax Map 002- Lot #10, 32 Emerson Point Rd, Land Use Application for 1st cottage on left, down the hill.

To add a bedroom with relocated bathroom 17'x14' area, and also enlarge a deck 12'x10'm 458 sq. ft. area.

A summer dwelling, existing sewage, setback is OK. Represented by Carpenter Ken Burnham.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

Meeting Adjourned – 8:04p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

September 6, 2022

Call to Order

Members Present: Condon, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) David Gray, for William and Judy Scheck, 1 Bart's Drive, Harborside. Tax Map 9, Lot #22. Land Use Application, for a Sun Deck, 18ft. x 15ft., on posts

Agenda was put on hold, for further information and review

2.) Karen and Matt Hoff, 434 Weir Cove Rd., Cape Rosier – Tax Map 001, Lot #55.

Land Use Application for Accessory Building and Garage with second floor apartment 40ft. x 28ft., 2 story with frost wall proposed sewage and setback is OK

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

Meeting Adjourned 8:00p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

August 2, 2022

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) Incomplete applications were presented this evening and were put on hold.

No other agenda was presented

Therefore

Meeting Adjourned 7:29p.m.

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

June 7, 2022

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) Bruce Norelins and Landis Greene, Hylander's Pont, Walker's Pond Brooksville, Tax Map 8 – Lot #11. Land Use Permit for a seasonal camp. 52'x20', Proposed sewage, Frost wall, Proposed driveway.

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval "Setback is O.K."

2.) Prock Marine representing Matt Tucker, 33 Henry Point Rd, West Brooksville, Tax Map 33-Lot #1. Land Use Permit for replacing Pier, 360 ft long, Foundation posts, Float & ramp to be reused.

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

3.) Jared & Ruth Ellis, 165 Varnumville Rd, Brooksville. Tx Map 14 – Lot #29

Road Entrance Permit

Setback 235ft from Varnumville Rd

Gravel surface, width 30ft, across from Trowbridge property. Residential

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

Meeting Adjourned 8:22p.m.

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

May 3, 2022

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow

Business:

1.) Joel Clifford representing Bill Broad, 18 Prentice Point, Cape Rosier, Tax Map 1- Lot #20. Rebuild a porch and add 8 feet. Land Use Application. Does not come any closer to the shore. Foundation Posts. It will not make it more non conforming.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-1(Raphael)

Contingent upon C.E.O. approval

Meeting Adjourned 7:33p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

April 5, 2022

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Redman, C.E.O. Devlin

Business:

1.) Election of Officers-

Motion was made and seconded unanimously, to keep the Officer's the same as in 2021

Don Condon, Chairman, - Phil Wessel, Secretary

Vote - 5-0

2.) Stacie Hutchins, Hutchins Marine representing David & Christie Altuna, 37 Peasley Way, Brooksville, Tax Map 018-89.

Land Use Application to build steps leading to a 4'x25' dock with a seasonal 3'x40' ramp and a 12'x16' pressure treated float with skids. Have proper paper's from D.E.P. and Army Corps of Engineers

Motion was made and seconded to approve a Land Use Permit

Vote - 5-0 Contingent upon C.E.O. approval

3.) Michelle Phelps, Phelps Architects Inc., representing Lucy Buckley 14 Timothy's Lane, Brooksville. Tax Map 021-Lot No. 022, Former Sutherland Residence

Land Use Application for a new residence and garage, tear down and replace existing residence. To place new building at existing grand fathered setback location. Setback is OK, 165 feet. Existing sewer, leach field 100 feet.

Motion was made and seconded to approve a Land Use Permit

P.B. Member Gray abstains

Vote - 4-0 Contingent upon C.E.O. approval

Meeting Adjourned 8:05p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

March 1, 2022

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) John Loomis, 69 Red Point Rd, Harborside. Tax Map 002, Lot #5. Land Use Application, for expansion of existing cabin, Cabin # 3. To expand bathroom 8'x3'.

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

2.) Chris Raphael representing James Benenson, 4 Dodge Point, West Brooksville, Tax Map 14- Lot #41. "Raphael abstained from the agenda." Land Use Application, to remodel interior of existing house and replace and renew docks. Existing deck is 462ft.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

Meeting Adjourned 7:34p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

February 1, 2022

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow

Business:

1.) John Loomis, Red Point, Cape Rosier

Could not provide any information, for his application. Will come back at a later date.

Meeting Adjourned 7:22p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

January 4, 2022

Call to Order

Members Present: Condon, Raphael, Wessel, alt. Snow

Business:

1.) There was no agenda nor other business to come before the board this evening therefore we convened and adjourned

Meeting Adjourned 7:20p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

December 7, 2021

Call to Order

Members Present: Condon & Gray

No other member's present

Business:

Lack of quorum. Therefore, no agenda

Meeting Adjourned 7:20p.m.

Respectfully submitted,

(not present) Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

November 6, 2021

Call to Order

Members Present: Condon, Gray, Raphael, Wessel

Business:

1.) Mark Peterson representing Vick Jensen and Carl Pedersen, Cedar Rock's Lane, Harborside. Tax Map 5, Lot #7.

Land Use Application for residence on former Dietrich Property. 36'x35', garage- 24'x24', 1 story, 90'x10' deck and walkway. Frost wall, proposed sewage, setback is OK.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

2.) Murray Gray, Harborside and Blue Hill, 110 Goose Falls Rd., Tax Map 9 – Lot #32, Land Use Application for enclosed structure under existing stairway and porch, for a washer and dryer.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

Meeting Adjourned 7:57p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

October 5, 2021

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow

Business:

1.) Craig Limeburner, representing Sheila Murnshaw/Gordon, Tax Map – 3, Lot #44. Land Use Application Residence Access building, 20'x14', single story. Post frost wall, proposed private sewage, setback is OK.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

2.) Marth Perkins, Bakeman Rd., Cape Rosier Tax Map 6, Lot #5, Land Use Application for Construction of 1½ story cape, single family dwelling. 36'x28', 4' frost wall, private sewer construction. Set back is OK.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-1 (Raphael) Contingent upon C.E.O. approval and location meeting flood plan Map. approval of building.

3.) Karen Narkewicz Hoff and Andrew Hoff, 434 Weir Cove Rd. Cape Rosier. Tax Map -1, -Lot #55. Land Use Application for garage and apartment, 28'x40', frost wall, proposed sewer.

Application is incomplete, lack of information, no action taken

Meeting Adjourned 8:06 p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

September 7, 2021

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) Chris Pickering representing Michael and Lucy Schaad, Norumbega, So. Brooksville, Tax Map 7, Lot #3. Land Use Application for Accessory Building, 44'x28', 1.5 stories, for storage. On slab foundation.

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

2.) Dusty Bates representing Jacqueline Davies, 39 Point Rd., Northland, Cape Rosier. Tax Map 1-Lot #67, sub lot 19.

Land Use Application for foundation for residence, sewage existing, frost wall foundation. Residence 80'x30', 1 story. Garage 80'x11' 1 story, 2401 sq. ft. set back is OK.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 “Member Gray abstained” Contingent upon C.E.O. approval

Meeting Adjourned- 7:56p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

August

Call to Order

Members Present: Condon, Gray, Wessel

Business:

1.) The Planning Board Meeting was not opened this evening, due to lack of member's quorum. It takes four members to hold a meeting.

Fortunately there were no clients nor other agenda to deal with this evening
Therefore we picked up and went on ours ways

Meeting Adjourned 7:32p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

July 6, 2021

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) Cory & Yvonne Limeburner, Brooksville, application for an Access Road to wood lot and future house lot on Henry Point Rd West Brooksville, Tax Map 14 -Lot# 61, 2200 ft

Motion was made and seconded to approve an Entrance Road Permit

Vote – 5-0 Contingent upon C.E.O. approval

2.) Bob Knight representing Thaddeus & Margret Parker, Indian Pt. Lane, Harborside. Tax Map 9 – Lot# 1B. Land Use Application for earth moving and filling, more than 10 cubic yards. Construction of buried fire cistern and dry hydrant, “to provide fire fighting capacity on site” No Permit Required.

3.) Matt Dow representing Camilla McKee Cochrane, 29 Drury Lane, No Brooksville, Application for 2- 4ft x 12ft stationary and ridged ramp and 8ft x 10ft float.

Temporary and removable because of ice in the winter

Motion was made and seconded to grant a Temporary Seasonal Structure

Application Permit for 7 months or less

Vote – 5-0 Contingent upon C.E.O. approval

Meeting Adjourned 8:16p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

June 1st, 2021

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Redman

Business:

1.) Board member Gray will be Chairman Pro Tem, while Chairman Condon will be out for personal reasons.

2.) Phil Friend representing Peter Miller, 294 Ames Cove Rd, Harborside. Sub Lot #10.

Tax Map 1 – Lot#10

Land Use Application for residence, 75' setback is no issue. Small portion of house is within the 250' zone.

Deck is within the shoreland zone, the house is not. Deck is 6ftx40ft.

Structure is 68ft long x 72ft Ell.

Everything is above grade. Complete foundation, propose sewer.

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

Meeting Adjourned

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

May 4th, 2021

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, alt. Redman, C.E.O. Devlin

Business:

1.) There was no agenda nor other business for the board to act upon this evening.

Meeting Adjourned 7:41pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

April 6, 2021

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, alt. Redman

Business:

1.) Earl Clifford Jr., representing Lynda Clancy, Weird Cove Rd., Cape Rosier.

Tax Map 1 – Lot #46. Construction of path and stairs for beach access. 3' x 14'

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. receipt of drawings to show location of stairs placement in reference to property lines

2.) Earl Clifford Jr., representing Daniel and Nancy Paduano, Harborside, Cape Rosier.

Land Use Application for construction of path and stairs to provide beach access. 4' x 24'

Tax Map 5 – Lot #9.

Motion was made and seconded to approve a Land Use Permit, contingent upon a C.E.O. receipt to show drawings of stairs placement in reference to property lines.

Also contingent upon C.E.O. approval.

Vote – 5-0

Meeting Adjourned 7:55pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

March 9, 2021

Call to Order

Members Present: Condon, Gray, Wessel, alt. Snow, alt. Redman, C.E.O. Devlin

Business:

1.) Election of Officers

Motion was made and seconded, unanimously to keep the offices the same as previously,
Don Condon – Chairman

Phil Wessel – Secretary

Vote – 5-0

2.) Paul & Lisa Welch, 44 Cassatt Rd, West Brooksville, former Bob Cassatt House, Tax Map 17 – Lot #8. Land Use Application, to control erosion and shoreline stabilization. Permit from Natural Resource Protection Commission.

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

3.) Hedefine Engineering & Design Inc., Ellsworth, Maine, representing Byron Davis, 9 Blake Point Rd Realty Trust, Maine, Brooksville, Maine. Tax Map 1 – Lot #35.

Land Use Application for filling or earth removing activity, more than 10 cubic yards. Construct natural rip rap protection along existing shoreline and above hightide line. Permit from Natural Resource Protection Commission.

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

4.) Knight Architect LLC, Bob Knight, H.E.D. Inc. representing Thaddeus Parker, Indian Point Ln, Harborside Tax Map 9 – Lot #1B

Construction of path and stairs for beach access. Land Use Application. To provide beach access for property

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

Meeting Adjourned

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

February 2, 2021

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Redman, C.E.O. Devlin

Business:

1.) Gregory and Claire Boryan represented by Chris Raphael. Hylanders Point, Walkers Pond, Brooksville. Tax Map 008-011, Lot# 11-2.

Raphael steps down from the agenda.

To raise portion of roof of existing building, to maximum height of 20feet.

Existing height is 15feet.

Foot print remains the same, no added footage.

Motion was made and seconded to approve a Land Use Permit

Upon C.E.O. approval

Vote – 4-0

Meeting Adjourned 7:31pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

January 5, 2021

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) Ciona Ulbrich, representing Manie Coast Heritage Trust. A continuing Land Use Application, reference to the Oct. 6, 2020, P.B. meeting, for the Meadowbrook Crossing also known as the Old Mill Stream property on the Bagaduce Road, North Brooksville

Tax Map 15, Lot #56

A Land Use Permit Application, for the creation of a rock ramp style fishway and stream and flowage flat.

Have communicated and worked with abutting landowners and received their approval. Also the proper permits State and Federal are being received. This work is to be done in the summer of 2021.

The working process, consist of tree cuttings, large amounts of earth removal and a temporary access road.

This project will lead up to controlling water levels of Parker's Pond and 'Most importantly Reviving the Alewife Passage Program"

As well as parking, trails, and some interpretive signage shall be included.

Motion was made to approve a Land Use Permit.

Vote – 5-0 Contingent upon C.E.O. approval

Application fee of \$120.00 was received from Ciona Ulbrich.

Another positive and resourceful project for the Town of Brooksville.
Congrats and Good Luck -P.W.W.

Meeting Adjourned 7:48 p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

December 1, 2020

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, C.E.O. Devlin

Business:

1.) Bruce Stanke, representing Byron Davis, 9 Blake Pt. Road, Harborside, Maine
Tax Map 1, Lot #35. Land Use Application to remodel residence and accessory building.

Existing sewer, complete foundation, setback is OK

Motion is made and seconded to approve Land Use Permit

Vote - 4-0 Contingent upon C.E.O. approval

Credit was given to a very good Application Display. Thank you

Meeting Adjourned 7:32 p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

November 10, 2020

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) Richard Thomas, representing Daniel and Brooks Clark, 40 Timothy's Lane, So. Brooksville.
Former Harrison Clark residence

Tax Map 21, Lot "25, "Brooks Clark contact" Land Use Application, for a dock and gangway –
165ft., and float 20'x12'

Permits from D.E.P., Army Corp Engineering, Bureau of Parks & Land Resource Protection
Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

2.) Ruth Robinson, 110 Undercliff, Harborside, Tax Map 005, Lot #62

Land Use Application for Cove House, repairs, and maintenance to extend kitchen and living
room, to end of porch 7ftx12ft additions and frost wall

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

3.) Phyliss and Les Christos, 362 Weir Cove Rd., Harborside, Tax Map 001, Lot #050

Land Use Application for Dock Extension, 24Ft. length, 10'5" deep
Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.o. approval

4.) Elliot & Elliot Architects, representing Adi Shamir-Baron & Richard Baron, 51 Harborside Rd,
Brooksville, Maine

Tax Map 5, Lot #22

Land Use Application for one story wrapping porch and sunroom addition

Motion was made and seconded to approve a Land Use Permit

Vote 5-0 Contingent upon C.E.O. approval

Meeting Adjourned 8:18 p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

October 6, 2020

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) Charles Van Dusen, 30 Ash Grove Rd., Brooksville, Tax Map 006, Lot# 046
Land Use Application, for driveway extension

Motion was made and seconded to approve a driveway permit

Vote – 5-0 Contingent upon C.E.O. approval

2.) Maine Coast Heritage, Applicant

Ciona Ulbrich, Agent, Blue Hill Heritage Trust, 157 Hinkley Ridge Rd., Blue Hill
Tax Map 15, Lot#56

Access to improve Fishery passage upon the Old Mill Stream, on the Bagaduce Rd., No. Brooksville

To improve Access and an eventual walking path, as well, in “year 2021”.

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

Meeting Adjourned 7:40 p.m.

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

September 1, 2020

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, Blodgett, alt. Snow, C.E.O. Devlin

Business:

1.) Johanna Chase – 26 Farmor Point, Harborside. Tax Map 006, Lot #018

Land Use application for Garage & Storage. 24'x20', 85' setback. Motion made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

2.) David Marlow – 49 Condon's Point Road, So. Brooksville. Tax Map 021- Lot #035

Land Use Permit to enlarge bedroom, add covered porch, post foundation, 12'x22', setback OK. Motion was made and seconded to approve a Land Use Permit

Vote 5-0 Contingent upon C.E.O. approval

3.) Sam Vaughn – 126 Horseshoe Cove Rd., Cape Rosier. Tax Map 6- Lor #15

Land Use Application, for living space, for new residence, no additional bedrooms, 6'x10' and 22'x26'. Complete foundation, setback OK. Motion was made and seconded to approve a Land Use Permit.

Vote 5-0 Contingent upon C.E.O. approval

Meeting Adjourned 7:53pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

July 7, 2020

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) In regards to the change in the Planning Board meetings schedule thru the bylaws, Board member Raphael is requesting a submission two weeks in advance

2.) Chris Pickering, representing Christine Olsen, owner – Vaaland Club, Condon's Point, So. Brooksville, Tax Map 6- Lot No. 65 to build a home

Structure 60ft x 30ft, two stories, frost wall, proposed sewer, 75 foot setback, is well behind Ames beach. Motion was made and approved for a Land Use Permit

Vote – 5 – 0

Contingent upon C.E.O. approval

Meeting Adjourned 7:56pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

June 2, 2020

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, Blodgett, C.E.O. Devlin

Business:

1.) Board member Raphael requests a change to the Planning Board Meeting schedule. The planning Board will check with the towns Selectmen, and this probably will have to be addressed at Town Meeting in March

2.) There was no other agenda this evening

Meeting Adjourned 7:25pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

May 5, 2020

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) Election of Officers

A motion was made and seconded, for the Planning Board Officers, to remain the same as in the year "2019"

Don Condon – Chairman

Phil Wessel – Secretary

Vote – 5 – 0

2.) Buster Peasley, Peasley Marine, representing Michael Chadd, So. Brooksville

A land use application for a dock, float, and ramp, in Lems Cove, Bucks Harbor

A motion was made and seconded to approve a Land Use Permit, Contingent upon C.E.O. approval

Vote – 5 – 0

3.) C.E.O. Devlin, recommended to the Planning Board, to give Sparky Clifford, Marine Contractor, the green light for replacement of dock, float and ramp for Scott and Katy Johnson, So. Brooksville, Bucks Harbor. Former Peggy Smith property

Unanimously approved by the Board

4.)

Meeting Adjourned

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

April 7, 2020

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) P.B. meeting was canceled this evening, due to the Corona Virus Crises

Meeting Adjourned

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

March 10, 2020

Call to Order

Members Present: Condon, Gray, Wessel

Business:

1.) there was no meeting this evening, not enough members for a quorum

Meeting Adjourned

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

February 4, 2020

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow

Business:

1.) There was no applications, nor other agenda brought before the board this evening.

Meeting Adjourned 7:28pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

January 7, 2020

Call to Order

Members Present: Condon, Gray, Raphael, Wessel

Business:

1.) Ruth Robinson, 110 Undercliff Rd., Cape Rosier, Tax Map 002, Lot #004

Land Use Application for addition of bathroom and second floor, 25 sq. ft. for existing cottage. Has plumbing permit

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

2.) Arthur House, 554 Cape Rosier Rd., Cape Rosier. Tax Map 6, Lot #28-1

Land Use Application to build a proposed studio building

16ftx24ft, on posts

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

3.) Maine Coast Heritage Trust represented by Ciona Ulbrich, Senior Project Manager and contact person

Land Use Application for a proposed plan for Improvement to Mill Pond property, Brooksville Corner, Walker Pond, owned by Ronald Hawkins. Tax Map 008- Lot #028. For a 4 car parking lot, and possibly a special Fire Truck parking area and Fire Hydrant

Also Municipal Waiver on 25ft set back for Fire Truck parking.

As well as repairs and improvements to the Fish Passage Way and Outlet Dam

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

A plan 2 project which will benefit the resources and residents of Brooksville very much. And for all safety reasons as well

Thank you The Brooksville Planning Board. (PWW)

Meeting Adjourned 8:20pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

December 3, 2019

Call to Order

Members Present:

Business: There was no meeting, this evening, due to and early winter storm, poor road conditions

Meeting Adjourned

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

November 12, 2019

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, Alt. Snow

Business:

1.) There was no applications, agenda, nor other issues for the Planning Board to deal with this evening

Meeting Adjourned 7:29pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

October 1, 2019

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, Blodgett, alt. Snow

Business:

1.) Richard Gregor, Wharf Road, West Brooksville. Road entrance permit

Motion was made and seconded to approve the permit

Vote – 4-0

2.) William and Grace Gregor, Town landing Road, Perkins Lane, Brooksville, Tax Map 14, Lot #48. Land Use Application to build a new screened porch with roof between two buildings, ass kitchen bay on drive side. Adding 240sq.ft.

Additional 760sq.ft. may be added to this structure. P.B. member Raphael recused from this agenda, per representing Mrs. Gregor

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

Meeting Adjourned 8:07pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

September 3, 2019

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) No agenda nor other issues was brought before the planning board this evening, therefore

Meeting Adjourned 7:23pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

August 6, 2019

Call to Order

Members Present: Condon, Gray, Raphael, C.E.O. Devlin

Business:

1.) There was no agenda to review this evening, therefore

Meeting Adjourned 7:20pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

July 2, 2019

Call to Order

Members Present: Condon, Gray, Wessel, Raphael, alt. Snow, C.E.O. Devlin

Business:

1.) Johnathan & Elizabeth Hill, 43 Condon Point Road, So. Brooksville, Maine.

Tax Map 21 Lot #27

Land Use Application for a 3 season porch over current front door
200ft from shoreline.

Motion was made and seconded to approve a Land Use Permit

Vote - 5-0 Contingent upon C.E.O. approval

2. Earl Clifford Jr. representing Barron Krody, 155 Weir Cove Road, Harborside.

Tax Map 2 Lot #9

Land Use Application for a walk way out to flagpole, over ledges

Motion was made and seconded to approve a Land Use Permit

Vote - 5-0 Contingent upon C.E.O. approval

Meeting Adjourned 8:12pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

June 4, 2019

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) There were no applications, nor any other business agenda brought before the board this evening.

Meeting Adjourned 7:24pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

May 7, 2019

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) Bennet Stichman, Timothy's Lane, So. Brooksville, Map 21, Lot #21

Al Hutchins, Marine Contractor

Repairing 5'x20' steps and adding 5'x100' dock with 5'x40" ramp, and 12'x20' float. Permits were approved by all respective agencies.

Motion was made and approved for a Land Use Permit

Vote – 5-0

2.) Ruth Robinson, Undercliff, Cape Rosier

Informing and looking for information regarding upcoming project, upon addition to Casino Cottage, and Erosion Issue on shore and property

Non-Conforming and 30% issue

Work to be started in Fall

No application as of now

Meeting Adjourned 7:54pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

April 2, 2019

Call to Order

Members Present: Condon, Gray, Wessel, Raphael, alt. Snow, C.E.O. Devlin

Business:

1.) There was no agenda of other issues to be brought before the board this evening.

Meeting Adjourned 7:35pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

March 12, 2019

Call to Order

Members Present: Condon, Gray, Wessel, alt. Snow, C.E.O. Devlin

Business:

1.) "Election of Officers"-

Motion was made and seconded, to keep the Officers the same as in the past year.

Vote – Unanimous

Chairman – Don Condon

Secretary – Phil Wessel

2.) Winkleman Architecture, PA. represents Michael Hill, 3 Riddle Rd., Cape Rosier Tax Map 10 Lot #22

Former Marcia Chapman residence

Tearing down existing house and building new residence plus garage.

Everything is behind the 75-foot shore land line. Frost wall and crawlspace foundation. Replacing and expansion of existing sewer.

Overall square footage – 5250sq.ft.

Motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

3.) Buster Peasley representing Jonathan Hall, former David Marlow residence, Condon's Point Road, South Brooksville, Tax Map 21, Lot #35

Tearing down existing dock and replacing, no changes, using the same angle of replacement

Issues have been forwarded and dealt with D.E.P. and the other agencies. All has been handled in accordance

OK

Meeting Adjourned 7:75pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

February 5, 2019

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow, C.E.O. Devlin

Business

1.) There was no applications, nor other agenda brought before the Planning Board this evening

Meeting Adjourned 7:20pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

January 8, 2019

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, alt. Snow

Business:

1.) There was no agenda nor other issues, brought before the board this evening.

Meeting Adjourned 7:23pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

December 4, 2018

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, C.E.O. Devlin

Business:

1.) No business or agenda was brought before the board this evening.

Meeting Adjourned 7:25pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

November 13, 2018

Call to Order

Members Present: Condon, Gray, Wessel, alt. Snow, C.E.O. Devlin

Business:

- 1.) No clients, nor other agenda, was brought before the board, this evening
Just minor discussions and updates

Meeting Adjourned 7:40pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

October 2, 2018

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel

Business:

1.) Clancy Family, 344 Weir Cove Rd, Cape Rosier

Tax Map 1, Lot #46

Land Use Application to build a deck to provide seating and handicap access. 16ft.x12ft, plus 8ft.x4ft., 321.6square feet

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

2.) Chris Raphael representing Liam Eden and Dawson Bartlett, Ferry Rd, West Brooksville

Tax Map 17, Lot #56

Raphael abstains from this agenda

Presenting an addition to Feb. 6, 2018 application and permit

New 8ftx12ft shed and increase the deck and steps. 120sq.ft.

Will pay double the fee of extra square feet, \$158.10 fee

Motion was made and seconded to approve

Vote – 4-0

3.) Liz Hotchkiss presenting plan for Wm. Blake Hotel Building in Harborside, for a new foundation.

The building is not within the shoreland zoning area. No permit is required

Meeting Adjourned 8:13pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

September 4, 2018

Call to Order

Members Present: Chairman Condon, Blodgett, Gray, Raphael, Alt. Snow, C.E.O. Devlin

Business:

No new business

Meeting Adjourned 7:19pm

Respectfully submitted,
Gerald P. Gray

Brooksville Planning Board Meeting Minutes

August 7, 2018

Call to Order

Members Present: Chairman Condon, Blodgett, Gray, Alt Snow, C.E.O. Devlin

Business:

1.) Sandra Smith, 161 Cape Rosier Rd

Tax Map 10 Lot # 31

Proposed to modify driveway and take down 16'x20' existing garage while contractor was there to be rebuild at a later date. Road entrance was not changing so board took no action.

2.) Jane Reinoso, 34 Shore Road

Tax Map 17 Lot # 41

Planning on building a two bedroom structure where former house was, probably outside the shoreland zone. C.E.O. Devlin to meet with applicant to measure. Board took no action

Meeting Adjourned 7:32pm

Respectfully submitted,
Gerald P. Gray

Brooksville Planning Board Meeting Minutes

July 3, 2018

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, C.E.O. Devlin

Business:

1.) Eric Chase representing Johanna Chase, also present. Horseshoe Cove Rd, Cape Rosier.

Tax Map 6, Lot # 18

Land Use Application for 2 story residence, 46'x24', complete foundation, 2804sq.ft. and a 40'x16' garage.

Proposed sewage and pump tank 90ft setback

Will wait 1 year before starting garage

Motion was made and seconded to approve Land Use Permit

Vote – 5-0 Contingent upon Bill Lebel's redesign of sewer system and C.E.O.'s overall approval

2.) Peter Miller, Ames Cove Rd, Harborside

Tax Map 1 Lot # 67-9

Land Use Application for redesign of existing Garage for a new dwelling of second floor.

Redesign new sewer system. Setback is OK

Motion was made and seconded to approve Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

6.) Letter from Bob Knight in regards to Thad Parker property, Jacob subdivision, Harborside

Will be conservatively modified

No additional permits needed. No refunds

Need an updated report on progress of work done

Meeting Adjourned 8:21pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

June 5, 2018

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, C.E.O Devlin

Business:

1.) David and Barbara (rep.) Marlow, Condon's Point, So. Brooksville
Tax Map 21 Lot #35

Pier not constructed as shown on previous application (June 6, 2017) reapplying to modify present pier construction. All Departments (Army Corps, D.E.P. and Harbor Master) say as long as applicant follows modifications, they will approve and they have.

Two 70ft ramps and two 80ft platforms.

Motion was made and seconded to approve Land Use Permit

Vote – 4-1 (Raphael)

Meeting Adjourned 7:35pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

May 1, 2018

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, Alt. Snow, C.E.O Devlin

Business:

1.) Richard Gregor, Wharf Rd, West Brooksville, Brooksville

Tax Map 17 Lot #7

Presented a blue print of the four lots of the family property, and the future change of the Wharf Rd to public access of the Bagaduce Shore

The lay out lines around the lots, and a designated connector around the old house lot, which is sold, are all shown

Mr. Gregor is now waiting for the Planning Boards OK on this lay out, to proceed with the final surveying of property and lots.

The Planning Board feels they need to confer and present print to Maine Municipal and the board's lawyer, Andy Hamilton, before making decisions

Meeting Adjourned 8:05pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

April 3, 2018

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, Alt. Snow, C.E.O Devlin

Business:

1.) No meeting in March due to snow storm

2.) Election of officer, a motion was made and seconded for the offices to remain the same as 2017
Don Condon – Chairman, Phil Wessel – Secretary

3.) Stacey Hutchins, from Hutchins Marine, representing James and Peggy Eyesenbach, 77 Sunset Road, Brooksville

Tax Map 3 Lot #3-2

Land Use application for 40 foot dock.

40'x3' ramp

12'x24' float

D.E.P. OK, Army Corp OK, Natural Resource Protection OK

Motion made and seconded to approve Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

4.) David Gray, representing Buck's Harbor Yacht Club. Land Use application to blast ledge by junior sailing location

A 12'x12'x2' section to blast

Has Army Corps approval, waiting for D.E.P. approval.

This will help for public access

Motion was made and seconded to approve Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

5.) Bob Ayer, 130 Orcutts Harbor Road, So. Brooksville

Tax Map 10 Lot #77

Land Use Application to stabilize a bank with rip rap, to help conserve the shore land. Has

D.E.P. approval

Motion was made and seconded to approve a Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

6.) Spark Clifford representing Dertrand Garcia, 866 Coastal Road, Brooksville

Tax Map 10 Lot#82

Land Use application to replace Pier

Member Gray abstains, Alt. Snow steps in

Motion was made and seconded to approve Land Use Permit

Vote – 5-0 Contingent upon C.E.O approval

7.) J.J. Loomis/ Elliot & Elliot Architector, for Miriam Godfrey, also present, 22 Steamboat Wharf Road, So. Brooksville

Tax Map 21 Lot #15

Land Use application for residence and accessory buildings. To construct new house with 2 bedrooms and 1 bedroom in Ice House

Raise buildings 5' plus 2'

Motion made and seconded to approve Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

Meeting Adjourned 8:52pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

February 6, 2018

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, Alt. Darcy Snow, C.E.O. Joe Devlin

Business:

1.) Chris Raphael representing Liann Eden, 104 Ferry Rd, West Brooksville

Tax Map 17 Lot #55

Board member Raphael abstains from this agenda, attn. Snow is appointed, to fill in.

Land Use application, to construct two additions, to existing building.

There will be a foundation under kitchen.

Rebuilding porch deck, and enclosing with screen

Motion made and seconded to approve Land Use Permit

Vote – 5-0 Contingent upon C.E.O. approval

2.) Discussion was taken up on the David Marlow dock agenda and situations, on Condon's Point Road in So. Brooksville.

There is a need to compromise a letter, stating once he has the proper State and Federal Permits, the Planning Board needs an Application and Fee, to act upon

Meeting Adjourned 8:19pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

January 6, 2015

Call to Order 7:00pm

Members Present:

D. Condon, Chrm., D. Blodgett, G. Gray, Alt, J. Lepper

Old Business:

New Business:

- 1.) Stephen Hayward 154 Mills Point Road. – Tax Map 20 Lot 5 land use application for a new driveway. There was a brief discussion about sight distance. A motion was made to grant the land use permit contingent upon CEO inspection. Vote 4-0 in favor.

Meeting Adjourned 7:16pm

Respectfully submitted,
Jerry Gray

Brooksville Planning Board Meeting Minutes

February 3, 2015

Call to Order

Members Present:

None

Business:

- 1.) Due to heavy snow, high winds, and blizzard conditions, the February Planning Board Meeting was cancelled

The board will resume and meet again on March 10, 2015

Meeting Adjourned

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

March 10, 2015

Call to Order

Members Present:

Condon, Raphael, Gray, Wessel, att. Lepper, C.E.O. Hutchins

Business:

1.) Election of officers for 2015 – held,

A motion was made and seconded, to elect same officers as for 2014

Passed – Vote – 5-0

2.) There was not any other agenda for this meeting

Meeting Adjourned 7:17pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

April 7, 2015

Call to Order

Members Present:

Condon, Raphael, Gray, Wessel, C.E.O. Hutchins

Business:

1.) No applications, ho other agenda presented for this evening

A motion was made and seconded to adjourn

Vote - 4 - 0

Meeting Adjourned 7:18pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

May 5, 2015

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel, att. Lepper, C.E.O. Hutchins

Business:

1.) Discussion Only- Question was brought up by Board Member Gray, about the Towns – Property Lot Size. C.E.O. Hutchins said that lot sizes vary thru out Maine. But standard sizes are ½ acre to 20,000 plus square feet

Lot sizes may increase by Local Towns Voting

2.) No other agenda was presented this evening

Motion was made and seconded to adjourn

Vote – 6 – 0

Meeting Adjourned 7:14pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

June 2, 2015

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel, C.E.O. Hutchins

Business:

1.) No land use applications nor any other agenda was brought before the board this evening

Meeting Adjourned 7:08pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

July 7, 2015

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel, C.E.O. Hutchins

Business:

1.) No application nor other agenda was brought before the board this evening

Meeting Adjourned 7:09pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

August 4, 2015

Call to Order

Members Present:

None

Business:

- 1.) Meeting was cancelled due to a severe storm moving thru the area
- 2.) there was no agenda to come before the board anyway

Vote -

Meeting Adjourned

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

September 1, 2015

Call to Order

Members Present:

Condon, Raphael, Gray, Wessel, C.E.O. Hutchins

Business:

1.) Robert Burke, represents Willard and Nancy Brown, 53 Herrick Rd., Walker's Pond, Brooksville

Land Use Application to remove shed, wants to build addition on to cabin. Raise roof line to 1 foot 6 inches, total 390 sq. ft., and 30% addition will be completed. Motion was made and seconded to approve application, contingent upon ability of the septic system to handle the issue and C.E.O. approval

2.) Jeff Kaley, 60 Herrick Rd., Brooksville, Tax Mapp 007 – Lot No. 017. Land Use Application for a storage shed for boat. Building 16'x28', set back is 225 ft, motion was made and seconded to approve application, contingent upon C.E.O. approval

Vote – 4 - 0

3.) Claude B. Hoopes, Hannah's Way off Herrick Rd, Brooksville. Tax Map 003 – Lot No. 024A. Land Use Application for Residence – Vacation Home. single story structure, plus deck – 1846 sq. ft. proposed sewer OK by C.E.O. Posts Foundation . Motion was made and seconded to approve application, contingent upon C.E.O. approval.

Vote – 4 - 0

4.) Mike Astbury representing Julie Cleveland and Bobby Galloway, Old Landing Rd, Weir Cove Rd, Cape Rosier. Tax Map 1 – Lot No. 33, Road entrance permit for 24 ft wide, 550 ft deep gravel road. Motion made and seconded to approve permit contingent on C.E.O. approval

Vote – 4 - 0

5.) Eric Chase representing Jeremy Johnson and Nancy Knowlton, 735 Breezemere Rd, Brooksville,, Tax Map 6 – Lot No. A 7-1. Land Use Application for one story boat house, 25ftx25ft and add Guest Apartment above to Existing Garage, with two dormers, and deck. Motion was made and seconded to approve application, contingent upon C.E.O. approval

Vote – 4 - 0

Meeting Adjourned 8:32pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

October 6, 2015

Call to Order

Members Present:

Condon, Gray, Blodgett, Raphael, Wessel, C.E.O. Hutchins

Business:

1.) Mike Astbury representing Julie Cleavland and Bobby Galloway Old Landing Rd, Weir Cove Rd, Cape Rosier. Tax Map 1 – Lot No. 33,

Land Use Application for Dwelling, new modular house.50 ftx42ft cement foundation, with a deck. Proposed sewage included.

Motion was made and seconded to approve a permit

Vote – 5– 0

Contingent upon C.E.O. approval

Meeting Adjourned 7:41pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

November 10, 2015

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel

Business:

1.) Matt Dow, Fire Chief, representing Brooksville Fire Department

Questions in regards to new construction projects at the North Brooksville sub station

New building and ground work

No other issues to concern the Planning Board

All is OK

2.) No other agenda this evening

Meeting Adjourned 7:20pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

December 1, 2015

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel, C.E.O. Hutchins

Business:

1.) Kevin Grindle representing Rick Littlefield, Herrick Rd., Brooksville, Tax Map 3, Lot No. 6. Rd Entrance Application for Parking and Loading Lot access to Sunset Rock. Possible Future driveway, 81ft, set back, visability is OK. Motion was made and seconded to approve application and permit. Contingent upon C.E.O. inspection

Vote - 5 - 0

2.) Bob Knight Associates, representing Thaddeus and Margret Parker, Indian Point Lane, Harborside. Tax Map 9, Lot No. 1. Former John Jacobs Subdivision. Land Use Application for residence and accessory building. Set back is 75ft. plus. Private sewage and complete foundation. Forester has cruised the site for clearing and percentages, motion and seconded to approve application contingent upon C.E.O. inspection

Vote - 5 - 0

Meeting Adjourned 7:58pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

January 5, 2016

Call to Order

Members Present:

Condon, Gray, Raphael, Wessel, Alt.Lepper, C.E.O. Hutchins

Business:

1.) Thaddeus and Margaret Parker, Indian Point Lane, Harborside, Tax Map 9 Lot No. 1B
Amendment to Land Use Application, which was present to and approved by the Planning Board, December 1, 2015

Gazebo was left out of the application. A new application was made out including the Gazebo, 23,982 sq. ft. The additional fee was also paid.

A motion was made and seconded to approve the application, contingent upon C.E.O. inspection

Vote – 5 -0

Meeting Adjourned 7:16pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

February 2, 2016

Call to Order

Members Present:

Condon, Gray, Wessel, Alt.Lepper, C.E.O. Hutchins

Business:

1.) An updated Floodplain Management Ordinance which references the new map date – July 20, 2016 is being requested by the state of Maine, and Federal Emergency Management Agency (FEMA).

C.E.O. Hutchins will call representatives from Augusta, for more information.

The Planning Board will hold a workshop on February 23, 2016 7:00pm, to look into this issue.

Meeting Adjourned 7:44pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

March 1, 2016

Call to Order

Members Present:

Gray, Wessel, Alt.Lepper, C.E.O. Hutchins

Business:

1.) The meeting was opened for business and there was no agenda nor other issues to come before the board

Meeting Adjourned 7:21pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

April 5, 2016

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel, Alt. Lepper

Business:

1.) Election of Officers, a motion was made and seconded for both offices to remain the same slate

Chairman- Don Condon

Secretary- Phil Wessel

2.) Ed Gregor, West Brooksville

Informing the Planning Board that the family is not pursuing any subdivision issues with the family property for now, no market available, Will remain as is

3.) Flood Plain Ordinance. The consensus of the Planning Board is for the Ordinance to remain the same with no changes. The maps will change according to state mandates. Ordinance has been approved by the Town this summer. It has to be effective by July 20, 2016, no later, "a must"

4.) Shoreland Zoning Ordinance – Discussions this evening about revising the ordinance

This is due in July 2016, of this year

Vote –

Meeting Adjourned 8:31pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

May 3, 2016

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel, Alt. Lepper, C.E.O. Hutchins

Business:

1.) Gerald Gray, South Brooksville, Breezemere Rd., Tax Map 10 Lot No. 073A

Land Use Application for an addition, extension to an open deck

Dimensions 15ftx16ft

A motion was made and seconded to approve the application

Vote - 4 - 0

2.) Earl Clifford Jr., representing Jules Manger, Cape Rosier, Northland, Tax Map 1 Lot No. 67-22

Land Use Application for two sheds on posts.

Dimensions are 10ftx12ft and 10ftx16ft

A motion was made and seconded to approve the application contingent upon C.E.O.

inspection

Vote - 5 - 0

Meeting Adjourned 7:36pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

June 2, 2016

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel C.E.O. Hutchins

Business:

1.) Al Hutchins, Hutchins Marine, representing Andrew McArthur, 694 Coastal Rd., South Brooksville Tax Map 21 Lot No. 9

Land Use Application for a 5ftx20ft dock, 3ftx40ft ramp, and 12ftx24ft pressure treated float. Have documents from Army Corp Engineers and Natural Resource Protection

A motion was made and seconded to approve the application contingent upon C.E.O. approval

Vote - 5 - 0

Meeting Adjourned 7:24pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

July 5, 2016

Call to Order

Members Present:

Condon, Blodgett, Gray, Wessel, C.E.O. Hutchins

Business:

1.) There was no agenda, nor other issues, to come before the board this evening

Meeting Adjourned 7:15pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

August 2, 2016

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel, Alt. Lepper, C.E.O. Hutchins

Business:

- 1.) Katie Hoffman Soddiqui, 443 Weir Cove Rd., Cape Rosier, Maine Tax Map 1 Lot No. 52
Road Entrance Permit for an entrance and culvert on the upper partial of property
A motion was made and seconded to approve the application, contingent upon C.E.O.
approval

Vote – 5 - 0

- 2.) C.E.O. Hutchins reports, as of July 20, the Town of Brooksville has a new Floodplain Management Ordinance

Meeting Adjourned 7:26pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

September 6, 2016

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel, Alt. Lepper, C.E.O. Hutchins

Business:

1.) John and Nicole Gray, 157 Herrick Rd., Brooksville, Tax Map 007 Lot No. 056

Land Use Application to replace camp with new house, same footprint, existing sewage
40ftx26ft - 1 ½ stories

Motion was made and seconded to approve application contingent upon C.E.O. approval

Vote - 5 - 0

Meeting Adjourned 7:39pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

October 4, 2016

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel

Business:

1.) Lauren Prior, representing Peter D Entremont property on Henry Point Rd., Brooksville

Tax Map 17 Lot No. 5

Land Use Application for small addition to guest house

20ftx8ft on posts

Set back is OK

Motion was made and seconded to approve application contingent upon C.E.O. approval

Vote – 5 - 0

Meeting Adjourned 7:24pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

December 6, 2016

Call to Order

Members Present:

Condon, Gray, Raphael, Wessel, C.E.O. Hutchins

Business:

1.) Al Hutchins Marine, Brooklin, representing the Landing, Buck's Harbor Yacht Club, South Brooksville Tax Map 21 Lot No. 14

To rebuild existing dock

Have the required D.E.P. permits

Motion was made and seconded to approve Land Use Application contingent upon C.E.O. inspection

Vote - 4 - 0

2.) Al Hutchins Marine, Brooklin, representing Hiram Blake Camps, David and Deb Ludlow, Cape Rosier, Tax Map 1 Lot No. 30

3.) Have D.E.P. Permits

To rebuild dock, using same footprint, will build from land, tear completely down

70ftx11ft

Motion was made and seconded to approve Land Use Application contingent upon C.E.O. inspection

Vote - 4 - 0

3.) Al Hutchins Marine, Brooklin, representing Bancroft-Littlefield, 136 Breezemere Rd., South Brooksville Tax Map 6 Lot No. 40

To rebuild dock, 32ftx4ft

Have the required D.E.P. permits

Motion was made and seconded to approve Land Use Application contingent upon C.E.O. inspection

Vote - 4 - 0

4.) Richard Gregor, 173 South Wharf Rd., West Brooksville

Land Use Application for Shore Building

The Planning Board is waiting for a letter from the D.E.P. per C.E.O. Hutchins

In regards to whether or not the Board can or cannot act upon and approve the application

This issue will be taken up in the January 2017 meeting

Meeting Adjourned 7:45pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

January 3, 2017

Call to Order

Members Present:

Condon, Blodgett, Raphael, Wessel, Alt. Lepper, C.E.O. Hutchins

Business:

1.) Richard Gregor, 173 So. Wharf Rd., West Brooksville. Tax Map 17 Lot No. 7

Has received a letter from the D.E.P., stating he needs a "permit by rule" He is ok to go.

Land use application for a 216sq.ft. Addition to existing structure, shore building

The addition will not make more non-conforming

Motion was made and seconded, to approve a Land Use Permit contingent upon a receipt to C.E.O. Hutchins, of an approved septic design and permit by rule

Vote - 5 - 0

Meeting Adjourned 7:19pm

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

February 7, 2017

Call to Order

Members Present:

Condon, Blodgett, Gray, Raphael, Wessel, Alt. Lepper, C.E.O. Hutchins

Business:

1.) Bruce Gordon representing Megan Leboutiller, 335 Harborside, Orr's Cove. Tax Map 5 Lot No. 5 Former Tony Downer house.

Land use application for two new decks to existing house, 34'11"x10'6" and 10'x2'6". Set on posts. Setback is ok

Motion was made and seconded to approve Land Use Application Permit, contingent upon C.E.O. approval

Vote -5 - 0

Gray abstained from agenda

2.) Elizabeth Hill and Jonathan Hall, 43 Condon's Pt., So.Brooksville. Tax Map 21 Lot No. 37

Land use application for a Greenhouse, using same footprint

Motion was made and seconded to approve Land Use Permit, contingent upon C.E.O. Hutchins approval

Vote - 5 - 0

Meeting Adjourned 8:01pm

Respectfully submitted,
Philip W. Wessel, Secretary

March 14 Planning Board Meeting canceled due to Blizzard

Brooksville Planning Board Meeting Minutes

Call to Order

Members Present:

Condon, Gray, Raphael, Wessel, Alt. Lepper, C.E.O. Hutchins

Business:

1.) March meeting was canceled due to the Blizzard

2.) Election of Officers, for 2017

Motion was made and seconded, unanimously, for the Officers to remain the same

Chairman – Don Condon

Secretary – Phil Wessel

3.) Julie Cleveland and Robert Galloway, 262 Weir Cove, Cape Rosier, Tax Map 10 Lot No. 32A

Represented by Buster Peasley

Land use application for a dock. 3 legs, dock is 86ft. long, 4ft. wide with a 20ft. float and 25ft. ramp

Motion was made and seconded to approve application for a Land Use Permit, contingent upon C.E.O. approval.

Vote – 5 – 0

4.) John and Nicole Gray, 152 Herrick Rd., Brooksville, Tax Map 7 Lot No. 56

Land use application for a garage, 24ft.x28ft., slab and retaining wall height is ok

Motion was made and seconded to approve application for a Land Use Permit, contingent upon C.E.O. approval.

Vote – 5 – 0

Meeting Adjourned

Respectfully submitted,

Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

May 2, 2017

Call to Order

Members Present: Condon, Gray, Raphael, Wessel

Business:

1.) Claude B. Hoopes, Hannah's Way off Herrick Road, Brooksville. Tax Map 003 Lot No. 024A

Revised plan of application and new house. Set back are confirmed. Foundations are set much in the same manner. Square footage the same. New gable roofs. Added part of a story. Bedrooms and bathrooms are the same. New deck takes up the same. New deck takes up the space of former longer foundation

Motion was made and seconded to approve 1562 square feet of additional useable space.

Vote - 4-0

Meeting Adjourned 7:56pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

June 6, 2017

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, C.E.O. Hutchins

Business:

1.) Troy Mchglaulin, representing Robert Carter, Norvega, Brooksville. Tax Map 003 Lot No. 045
Removing and demolishing existing structure and replacing with new residence. All within the same footprint, with an additional 53 square feet.

Motion was made and seconded to approve an application for a Land Use Permit, contingent upon C.E.O. approval

Vote – 5-0

2.) David Marlow, Condon's Point, So. Brooksville, Tax Map 021 Lot No. 035

On behalf of new dock all constructed. Mr. Marlow presented a Land Use Application.

The Planning Board needs to hear from John Cullen, of the Department of Environmental Protection before acting on this application. C.E.O. Hutchins will make the contact.

Meeting Adjourned

Respectfully submitted,
Philip W. Wessel, Secretary

Back Page Needed not Added

Brooksville Planning Board Meeting Minutes

July 11, 2017

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, C.E.O. Hutchins

Business:

1.) There were no applications nor any other agenda brought before the Planning Board this evening.

Meeting Adjourned 7:17pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting

August 1, 2017

Call to order: 7:03pm

Members present: Chairman Condon, Blodgett, Gray, Raphael

Old business: None

New business:

1) Fred Olsen Tax Map #6 Lot #67

233 Condon Point Road

40x50 outbuilding on floating slab

22' to peak, no complications with height. Outside 75' setback.

A motion was made and seconded to issue a land use permit to the Vaaland club contingent on CEO inspection. Vote 4-0 in favor.

2) Miriam Godfrey, Matt Elliot, JT Loomis

Group was in to ask advice from the board in regards to the Devault property at 22 Steamboat Warf Road.

Meeting Adjourned: 8:14pm

Respectfully submitted, Jerry Gray

Brooksville Planning Board Meeting Minutes

September 5, 2017

Call to Order

Members Present:

Condon, Blodgett, Gray, Wessel

Business:

1.) Tom Pascal expressing concerns about Robert Gray's driveway work, being done on former Ruth Tapley lot. Which Robert Gray now owns.

The Board advised Tom, to discuss and check out this issue with C.E.O. Lew Hutchins

2.) Matt Dow Tax Map 21 Lot No. 62

Entrance Permit for Scott Parker, 12 Cornfield Hill Rd, So. Brooksville, South off Black Bear Rd, West from Community Center.

To construct driveway and parking lot, off Black Bear Rd

Driveway 20 feet wide,

Motion was made and seconded to approve Road Entrance Permit contingent upon C.E.O. inspection and approval

Vote -4-0

3.) Mike Hewes, representing Camille Cochrane, 29 Dury Lane, Brooksville Tax Map 18 Lot No. 15-50

Adding 250 sq. feet to existing deck. Set back is OK

Motion was made and seconded to approve a Land Use Permit contingent upon C.E.O. inspection and approval

Vote - 4-0

Meeting Adjourned: 7:52pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

October 3, 2017

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, C.E.O. Hutchins

Business:

- 1.) Lengthy discussion with Sarah Cox about future shore ordinances, piers, docks, wharfs, etc.
- 2.) There were no applications nor other agenda brought before the board this evening

Meeting Adjourned: 7:53pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

November 14, 2017

Call to Order

Members Present: Condon, Blodgett, Gray, Raphael, Wessel, C.E.O. Hutchins

Business:

1.) Peter D'Entremont representing Andrew MacArthur, So. Brooksville, Tax Map 014, Lot No. 060, former Dolly Smith residence

Going to build a new building and driveway

2.) David Gray representing Buck's Harbor Yacht Club, So. Brooksville, Tax Map 021, Lot No. 014 2017

Moving sail loft building from 33ft. off the shore to 175ft.

15ft. from Bungalow property line

Will also build a gravel pad for picnic tables.

A motion was made and seconded to approve a Land Use Permit Contingent upon C.E.O. approval

Vote - 5-0

3.) Richard Gregor, West Brooksville

Update on South Wharf Road project

Meeting Adjourned: 7:34pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

December 5, 2017

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, C.E.O. Hutchins

Business:

1.) Discussion with Sarah Cox about future shore ordinances, piers, docks, wharfs, etc.

2.) No other agenda came before the board this evening

Vote -

Meeting Adjourned: 7:42pm

Respectfully submitted,
Philip W. Wessel, Secretary

Brooksville Planning Board Meeting Minutes

January 2, 2018

Call to Order

Members Present: Condon, Gray, Raphael, Wessel, C.E.O. Joe Devlin

Business:

1.) David B. Hipsky, Cape Rosier, Northland, former Fox residence Tax Map 1 Lot 67-15

Proposed 1st and 2nd floor plans

No changes to exterior only the interior, no changing the footprint

No permit required – flat layout

2.) Curtis Jaffrey representing Darlene Baut, former Orcutt property. Ferry Road West Brooksville, Tax Map 5 Lot 66

Land Use Application to tear down existing building and put up a new building, 21 feet back from former building

Set back is 191 feet, New building is 24'x28', 1 ½ stories with 8'x56' Porch on two sides of building. 1150 sq. feet

Boundary Lines are 19 feet from Phil Wessel residence and 360 feet from Richard Park residence

A motion was made and seconded to approve a Land Use Permit

Vote – 4-0 Contingent upon C.E.O. approval

3.) The Planning Board and Town of Brooksville, has a new Code Enforcement Officer in Joe Devlin, Brooksville

Replacing long standing C.E.O. Lew Hutchings. Welcome aboard – Joe

Lew will stay on as out Plumbing Inspector

Meeting Adjourned 8:02pm

Respectfully submitted,
Philip W. Wessel, Secretary

